

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 4, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 4, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JULY 28, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 28, 2014. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

EXECUTIVE SESSION

PRB # 14-193 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the proposal at 9:55 a.m. and concluded at 10:10 a.m.

PRB # 14-205 **Transaction/Contract Type:** RE / Purchase and Sale
Agreement
Property: Former Litchfield Jail, 7 North Street, Litchfield
Origin/Client: DAS/ DOC

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

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The Board commenced its discussion of the proposal at 10:10 a.m. and concluded at 10:25 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 14-195 **Transaction/Contract Type:** RE / Easement Agreement
Origin/Client: DOT / DOT
Project Number: 15-000-71
Grantee: MF Bridgeport, LLC
Property: Located along the intersection of State Street & Middle Street, Bridgeport
Project Purpose: Easement Agreement
Item Purpose: Encroachment Easement Agreement comprising 59 +/- SF of land for the purposes of constructing and maintaining subsurface foundation pilings required as part of repairs to the building at 114 State Street.

Staff recommended that this item be returned to DOT. The subject property described in the Encroachment Easement lies within the state highway right of way for CT Route 130 (State Street), Bridgeport. The conveyance complies with CGA §13a-80a(a), which grants the commissioner of transportation the authority to sell, lease, convey, otherwise dispose of, or enter into agreements concerning any interest the state may have on, above or below any state highway right of way.

CGA §13a-80a(a) requires that the Easement be approved by OPM; no SPRB approval is required.

PRB # 14-196 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 43-000-52B
Grantee: The East Haven Stoners, Inc.
Property: 1455 North High Street, East Haven
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 2,402 +/- SF of vacant land to Grantee as a result of a sole abutter bid.

Staff recommended approval for the sale to the Grantee of 2,402 SF of vacant residentially zoned land, located on the southerly side of Route 80, East Haven. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The sale price of \$5,000 (\$2.08/SF) is supported by the DOT appraisal report prepared in April 2012 by Anthony John DeLucco, and is within the data range for current sales of residential land. The town and the legislative delegation was notified of the sale as required by CGS §3-14b and CGS §13a-80. The sale will return the property to the Grand List for local property taxation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 14-137 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-837 **Origin/Client:** DCS/DOE
Contract: BI-RT-837-ARC Contract Amendment #4
Consultant: Antinozzi Associates, P.C.

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Property: Eli Whitney Technical High School, Hamden
Project Purpose: Campus Additions & Renovations to Eli Whitney Technical High School
Item Purpose: Contract Amendment #4 to compensate the consultant for additional design services, expanded construction phasing, fee escalation and extended contract duration.

This item was previously suspended by the Board on May 27, 2014 regarding concerns related to the escalation clause and additional contingency added to the overall contract. On June 30, 2014 representatives from Antinozzi Associates and the Department of Construction Services attended the Board meeting to provide additional information to support their proposed escalation and contingency fee as part of Contract Amendment #4. The Board continued to question whether it was appropriate for the consultant to use the overall PPI index versus the sector index (A/E Services Index #5413). Staff recommended that the SPRB reject and return Contract Amendment #4 for Antinozzi Associates. It is recommended that the SPRB Transmittal Memo include a statement that the Board generally agrees with the balance of the proposed contract amendment fees excluding the calculation of the escalation fee percentage and utilization of the design contingency.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 14-202 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-N-336 **Origin/Client:** DCS/DDS
Contract: OC-DCS-ARC-0046 **Task Letter:** #4A
Consultant: Tecton Architects, P.C.
Property: DDS Regional Facilities, Danbury and Torrington
Project Purpose: Danbury and Torrington Roof Replacement Projects
Item Purpose: Task Letter #4A to compensate the consultant for additional field work and expanded design services for the evaluation and repair of the brick veneer as part of the Danbury Facility roof replacement project.

The scope of this project involves the design and construction administration for the removal, re-design and repair of the roofing systems at two specific Department of Developmental Services (“DDS”) Facilities. The first facility is located at 400 Main Street in Danbury and is a historically significant stone building comprising 3,000-SF of slate roof area as well as 1,800-SF of slate mansards. The replacement material for this roof shall be coordinated with SHPO and the local historical commission. The second building is located at 195 Alvord Park Road in Torrington is comprised of 20,000 SF of roof area. The work for both projects shall be designed and constructed in a manner consistent with the current building code and FM Global requirements.

In May 2012, SPRB approved Tecton Architects, P.C. (“TA”) as one of six firms under the latest On-Call Architect Series of consultant contracts. These contracts expire in August 2014 and have a maximum cumulative fee of \$500,000.

Task Letter #4A is subject to SPRB approval because the cumulative fee for the project will now exceed \$100,000. This fee is considered an extension of Task Letter #4 in the amount of \$99,700. The total Construction Budget for the project \$1,162,608 and the Architect’s total fee for the project is \$103,300. The overall project budget is \$1,480,609.

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Staff recommended that the Board approve Task Letter #4A whereas the basic service fee is \$93,300 which amounts to \$8.03% of the construction budget for the project and is within the established guideline rate of 11.00% for this Group B Renovation Project.

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Norman moved and Mr. Millstein seconded a motion to reimburse Chairman Greenburg for meeting and mileage fees in connection with travel on August 1, 2014 to North Haven regarding PRB File #14-201. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #14-137 – Mr. Norman moved and Mr. Millstein seconded a motion to reject and return PRB File #14-137 to the Department of Construction Services: while the Board generally agrees with the majority of the items identified in this submittal, the Board disagrees with the method used to calculate the project fee escalation as well as the duplicative use of a project design contingency within the proposed contract amendment. The motion passed unanimously.

PRB FILE #14-193 – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #14-193, pending receipt of additional information. The motion passed unanimously.

PRB FILE #14-195 – Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #14-195, Board approval not being required for agreements made pursuant to CGS §13a-80a(a). The motion passed unanimously.

PRB FILE #14-196 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-196. The motion passed unanimously.

PRB FILE #14-202 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-202. The motion passed unanimously.

PRB FILE #14-205 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-205. The motion passed unanimously.

The meeting adjourned

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary